

HOLBROOK & JENKINS RESIDENCES' SHORELINE STABILIZATION

APRIL 23, 2025

CMPA Permit Application

LaBarba Environmental Services

Tel (912) 215-1255
Fax N/A

139 Altama Connector, #161
Brunswick, GA 31525

sam@labarbaenvironmentalservices.com

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Holbrook & Jenkins Residences' Shoreline Stabilization CMPA Permit Application

Applicant Information

The applicants for this proposed project are James and Karen Holbrook and Jay Jenkins. The project site is located at 919 and 921 Champney, St. Simons Island, Georgia 31522. LaBarba Environmental Services represents the applicants for this permitting process.

Agent: Sam LaBarba
LaBarba Environmental Services
139 Altama Connector, #161
Brunswick, GA 31525
Email: sam@labarbaenvironmentalservices.com
Phone: (912) 215-1255

Applicants: James Holbrook, Karen Holbrook, and Jay Jenkins
919 and 921 Champney
St. Simons Island, Georgia 31522
Email: holbrook.jim@gmail.com, inrosewood@gmail.com
Phone: (941) 383-6699

Project Summary:

The proposed project consists of stabilizing an eroding shoreline at the applicants' residences by constructing a rip rap revetment and a bulkhead. The goal of the stabilization effort is to prevent further erosion and protect existing upland structures and infrastructure.

Existing Conditions:

The project site features a subsiding and eroding shoreline with approximately a 5-foot bluff. There is currently no shoreline armoring in place, which has contributed significantly to the ongoing erosion issue. The project area specifically encompasses the southern half of the Holbrook property and the northern section of the Jenkins property. The erosion is exacerbated by a creek that cuts into the upland area, as well as a drainage pipe with no outlet protection causing instability and loss of land. The Holbrook lot currently hosts a single-family residence situated on the upland portion, while the Jenkins lot remains vacant. The Coastal Marshlands Protection Act jurisdiction line and buffers (25-foot EPD and 50-foot CMPA buffer) have been delineated for both subject properties.

Proposed Temporary Impacts:

The proposed project will involve **468 SF of temporary impacts** on the upland from excavating trenches to install the tieback system. The trenches will consist of an approximately 3-foot wide trench running parallel to the bulkhead, approximately 12 feet landward of the bulkhead face for placement of the horizontal deadman pilings. Running perpendicular to the horizontal deadman will be 2-foot wide trenches spaced approximately every 5 feet to connect anchor rods from the face of the

bulkhead to the back of the horizontal deadman pilings. These trenches will be covered with local soil to cover the tieback system and upland vegetation will be replanted to stabilize the site.

Proposed Marsh Impacts:

The proposed project will involve installing a **96 linear foot bulkhead (96 SF)**, approximately **148 linear feet of rip rap (540 SF, approximately 40 CY)**, vertical and horizontal tiebacks (**2 SF**) to reinforce the bulkhead structure, and backfill behind the bulkhead (**133 SF, approximately 6.33 CY**). The area to be backfilled is due to the sharp bend of the delineated CMPA jurisdiction line which cuts abruptly towards the upland and then back out towards the creek. A bulkhead installed with these angles would be significantly less stable and at risk to future sediment seepage and structural failure from the channelization of wave and current energy into the indentation. The area to be filled does not contain any marsh vegetation, and is currently supporting upland vegetation such as a large pine tree and saw palmettos.

The bulkhead will provide immediate stabilization to the bluff, while the rip rap will protect the toe of the bulkhead from undercutting and reduce the energy of the water along the bulkhead prior to reaching the surrounding marsh areas. Tiebacks will be installed too provide further support and longevity to the structure. Due to the extent of erosion around the drainage pipe, rip rap only was chosen as the best approach to stabilization because it will also dissipate the energy of drainage water as it leaves the pipe and can also match the contours of the existing shoreline better than a bulkhead.

Total Project Impacts: 890 SF (approximately 46.33 CY)

Bulkhead: 96 SF (Lot 921 only)	
Rip Rap Area: Lot 921: 294 SF (77LF)	Lot 919: 246 SF (71LF)
Rip Rap Volume: Lot 921: 21.6 CY	Lot 919: 18.4 CY
Deadman Pilings: 121 SF (Lot 921 only)	
Backfill: 133 SF (approximately 6.33 CY) (Lot 921 only)	

Proposed Marshland Component: 731 SF (approximately 43.93 CY)

Bulkhead: 96 SF (Lot 921 only)	
Rip Rap Area: Lot 921: 294 SF (77LF)	Lot 919: 206 SF (71LF)
Rip Rap Volume: Lot 921: 21.6 CY	Lot 919: 16 CY
Deadman Pilings: 2 SF (Lot 921 only)	
Backfill: 133 SF (approximately 6.33 CY) (Lot 921 only)	

Proposed Upland Impacts: 119 SF

Deadman Pilings: 119 SF (Lot 921 only)
Rip Rap: 40 SF (2.4 CY) (Lot 919 only)

Needs Assessment & Justification

Significant shoreline erosion has been observed, posing threats to the existing residence, drainage structure, and the overall integrity of the shoreline. Without stabilization, erosion will continue, compromising property stability and environmental integrity. The proposed shoreline stabilization will effectively prevent further erosion, safeguard existing upland property, and preserve the environmental quality of the adjacent marshlands. It offers a practical and immediate solution to the active erosion problem observed at this location.

Alternative Analysis

Several alternatives were evaluated to address shoreline erosion:

1. **No-Action Alternative:** Continued erosion would degrade water quality and threaten upland stability. **This is not viable.**
2. **Living Shoreline (Vegetation Only):** This option was explored with the property owners, as they are familiar with living shorelines in Florida. However, there is concern that the tidal range in this location, combined with the curvature of the creek, that a living shoreline would not be the most stable option. The project location is also within the FEMA Limit of Moderate Wave Action zone, which means it is at an increased risk of wave energy damage. The cost was also a factor in determining a living shoreline not to be the best option for the property owners in this situation. **Deemed insufficient.**
3. **Rip Rap Only:** While using rip rap only in the drainage pipe outlet area was chosen as the best option, the steep nature of the slope and narrow creek width led the decision to also incorporate the bulkhead for the rest of the project location. In order to obtain a stable slope for rip rap, the width of the project area would need to be greatly expanded and would have encroached significantly further into the already narrow channel. **Deemed insufficient.**
4. **Bulkhead with Rip-Rap (Preferred Alternative):** The bulkhead will ensure that the channel migration does not continue to the east and threaten the upland home or other structures. The rip rap toe will prevent scouring at the bottom of the bulkhead along the mud line and dissipate some of the wave and current energy from reaching adjacent marshlands. Once stabilized, this marsh area may be able to recover to a vegetated state. A combination of existing site conditions, erosion trends over time, and cost contributed to this option as the best alternative. **Selected as the best solution.**

Additional Permitting

25-Foot Marsh Buffer (Georgia DNR-EPD)

The proposed project is not subject to the 50-foot CMPA Marsh buffer; however, it is within the jurisdiction of the 25-foot marsh buffer regulated by the Georgia DNR-EPD. Glynn County is a Local Issuing Authority (LIA) responsible for determining if a buffer variance is required for the project. This application will simultaneously be submitted to the Glynn County LIA for determination on whether a buffer variance is required.

401 Water Quality Certification (Georgia DNR-EPD)

The proposed project will utilize a Nationwide Permit from the U.S. Army Corps of Engineers, which has been granted a blanket Water Quality Certification for the activities. A copy of the Water Quality Certification can be found in the appendices.

Nationwide Permit 13 (USACE)

The proposed project is simultaneously being submitted to the USACE for verification as a Nationwide Permit 13: Bank Stabilization project. In the appendices is the Pre-Construction Notification and all of the additional documentation required for verification, as well as a Federal Consistency form.

Adjoining Landowners

Theodore A. & Roberta L. Mohlman
923 Champney
St. Simons Island, GA 31522

James F. Rusher III & Bettina E. Dickson Rusher
917 Champney
St. Simons Island, GA 31522

Landfill/Hazardous Waste Statement

The Georgia Environmental Protection Division Hazardous Site Inventory indicates that the project location does not contain any landfills or hazardous waste sites.

Historic/Cultural Resources

The National Register of Historic Places and the Georgia's Natural, Archaeological and Historic Resources Geographic Information System (GNAHRGIS) do not list any historic or cultural resources within or in close proximity to the project location.

Soil and Erosion Control Statement

The proposed project will adhere to the soil and erosion control responsibilities, if required, for the proposed project.

Turbidity Statement

The proposed project will be performed in a manner to minimize turbidity in the stream. The dock structure will be entirely pile supported with minimal impacts to sediment from driving pilings.

Public Interest Statement

A. Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal.

The proposed shoreline stabilization project will not create harmful obstructions or significantly alter the natural flow of navigational waters. Structures will be positioned at the shoreline edge and minimally extend into navigable waters. The bulkhead and rip rap revetment will be carefully constructed to minimize their profile and will not extend significantly into the waterway, ensuring that vessel navigation and water flow remain unaffected.

B. Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created.

The stabilization structures, particularly rip rap, are designed specifically to reduce erosion, prevent shoaling, and avoid the creation of stagnant water areas. These structures dissipate wave energy effectively, thereby reducing erosion. The bulkhead will support upland stability, preventing further sediment from entering the waterway, and the rip rap's strategic placement will protect against wave-induced erosion without creating sediment accumulation or stagnant water conditions.

C. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams,

or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply.

The proposed stabilization project will not negatively impact marine or wildlife habitats. The chosen materials and construction techniques are environmentally sensitive, designed to enhance rather than degrade existing marine and wildlife habitats. Rip rap provides beneficial habitat for aquatic organisms by creating niches and protected areas, which can enhance biodiversity and provide shelter for marine life. Construction methods will employ best management practices to minimize any temporary impacts on water quality and ensure that no harmful substances enter the marsh environment.

Sam LaBarba
LaBarba Environmental Services
January 19, 2026



*A Golden Past.
A Shining Future.*

PLANNING & ZONING DEPARTMENT

1725 Reynolds Street, Suite 200, Brunswick, GA 31520

Phone: 912-554-7428/E-mail: planningzoning@glynncounty-ga.gov

June 30, 2025

Josh Noble
Marsh and Shore Management Program Manager
Georgia DNR, Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

RE: 919 & 921 Champney, St. Simons Island, GA 31522
Parcel 04-09122

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL-25-33) by LaBarba Environmental Services regarding 919 & 921 Champney, please find the following:

The installation of the proposed bulkhead and associated permanent impacts, as depicted in the attached plans, does not conflict with current Glynn County zoning laws.

Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

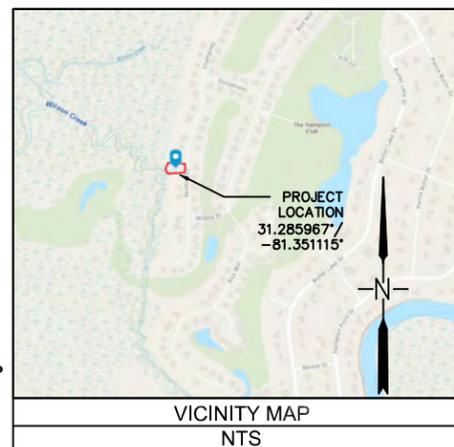
Maurice Postal

Maurice Postal, AICP
Development Review Manager

The Glynn County Planning & Zoning Department makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.

HOLBROOK & JENKINS RESIDENCES' SHORELINE STABILIZATION COASTAL MARSHLANDS PROTECTION ACT

Preliminary review of the proposed plans does not constitute approval of the project itself. All necessary permits and approvals for activities associated with the construction will need to be obtained prior to construction.



Reviewed by Maurice Postal,
Development Review Manager

Maurice Postal

6-30-2025

PREPARED FOR:

JAMES & KAREN HOLBROOK & JAY JENKINS

919 & 921 CHAMPNEY

ST. SIMONS ISLAND, GA 31522

LABARBA ENVIRONMENTAL SERVICES
139 ALTAMA CONN. #161
BRUNSWICK, GA 31525

LEGEND

These standard symbols will be found in the drawing.

- MEAN LOW WATER
- EXTENDED PL
- MEAN HIGH WATER
- MARSH VEGETATION
- ROOFLINE
- MARSH
- ▨ BULKHEAD
- ▩ RIP RAP

NOT RELEASED
FOR
CONSTRUCTION

NOTES

COVER

LABARBA ENVIRONMENTAL SERVICES
BRUNSWICK, GA

PREPARED FOR:
JAMES & KAREN HOLBROOK & JAY JENKINS

ORIGINAL ISSUE DATE: 4/21/25

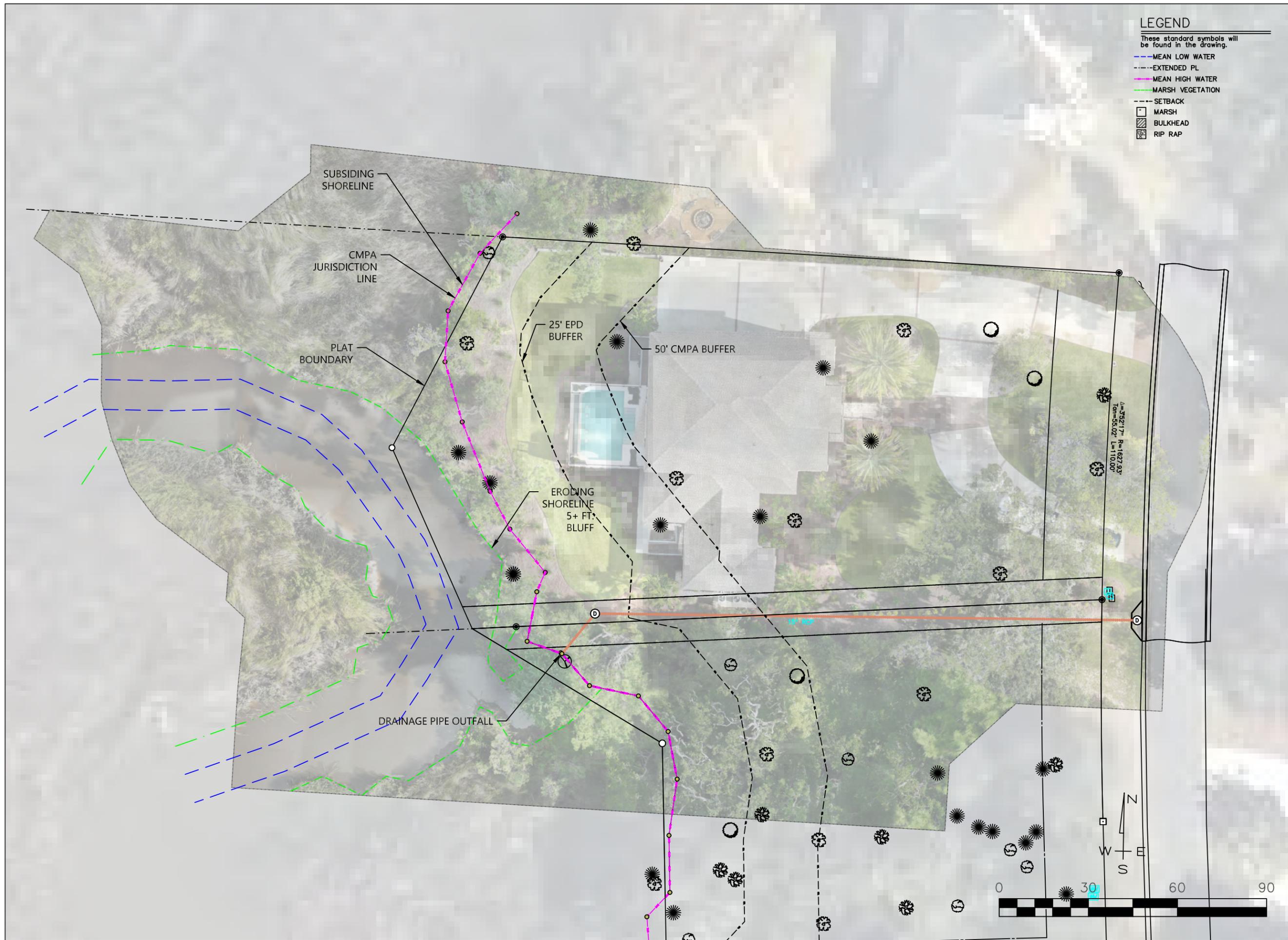
CONTENTS		
SHEET		DATE
1	COVER	5/16/25
2	EXISTING CONDITIONS	5/16/25
3	PROPOSED STRUCTURES	5/16/25
4	MARSHLAND COMPONENT	5/16/25
5	UPLAND COMPONENT	5/16/25
6	SECTIONS	5/16/25
7	TYPICAL BULKHEAD	5/16/25

DATE: 5/16/2025
SCALE: NTS

1

SHEET:

MP



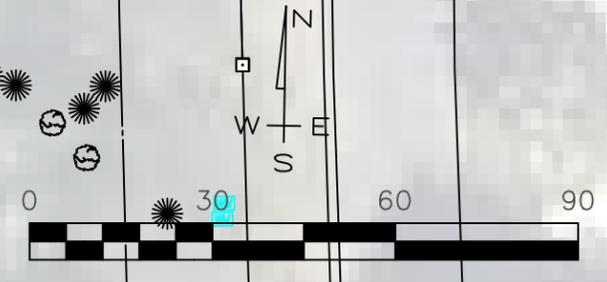
- LEGEND**
 These standard symbols will be found in the drawing.
- MEAN LOW WATER
 - EXTENDED PL
 - MEAN HIGH WATER
 - MARSH VEGETATION
 - SETBACK
 - ☐ MARSH
 - ▨ BULKHEAD
 - ▩ RIP RAP

NOT RELEASED FOR CONSTRUCTION

- NOTES**
- LOT AND CMPA LINE SURVEYS WERE PROVIDED BY JACKSON SURVEYING LLC ON DRAWING NUMBER C0719 & C0799, DATED MARCH 16, 2021 AND APRIL 1, 2025.
 - MLW AND VEGETATION LOCATIONS HAVE NOT BEEN VERIFIED BY A LICENSED SURVEYOR.

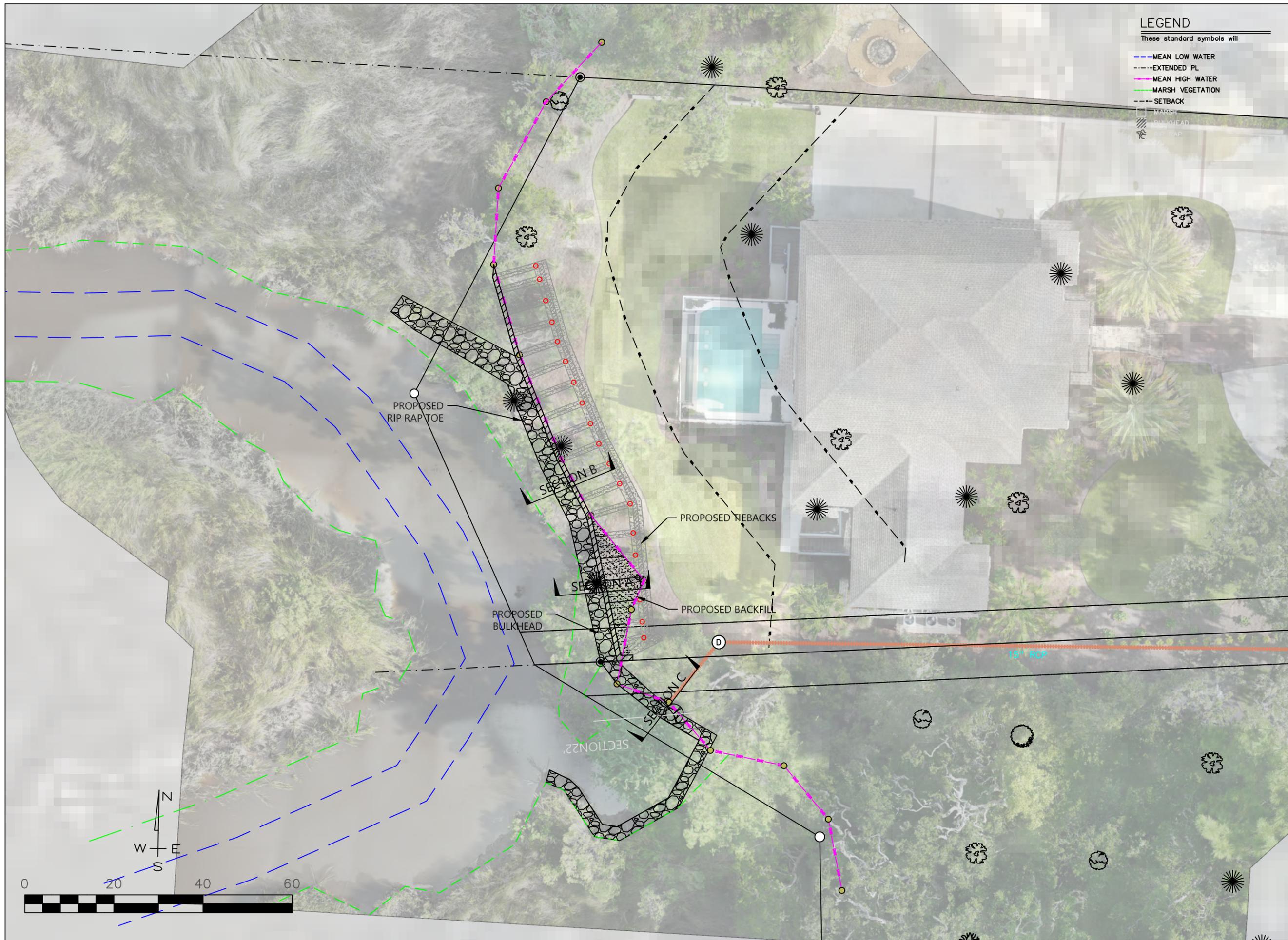
EXISTING CONDITIONS
LABARBA ENVIRONMENTAL SERVICES
BRUNSWICK, GA
 PREPARED FOR:
 JAMES & KAREN HOLBROOK & JAY JENKINS

DATE: 5/16/2025
 SCALE: NTS



2
 SHEET:

MP



LEGEND
These standard symbols will

- MEAN LOW WATER
- EXTENDED PL
- MEAN HIGH WATER
- MARSH VEGETATION
- SETBACK
- MARSH
- BULKHEAD
- RIP RAP

NOT RELEASED FOR CONSTRUCTION

NOTES

1. TOTAL PROJECT IMPACTS

PERMANENT IMPACTS
 BULKHEAD: ≈96 LF (≈96 SF)
 RIP RAP: ≈179 LF (≈656 SF) (≈53.04 CY)
 BACKFILL: ≈133 SF (≈6.33 CY)
 TIE BACKS: 227 LF
 DEADMEN: 121 SF
TOTAL PERMANENT IMPACTS = 1,006 SF

TEMPORARY IMPACTS
 TIE BACK TRENCHES: 468 SF

TOTAL FILL (RIP RAP + BACKFILL) = 59.37 CY

PROPOSED STRUCTURES

**LABARBA ENVIRONMENTAL SERVICES
BRUNSWICK, GA**

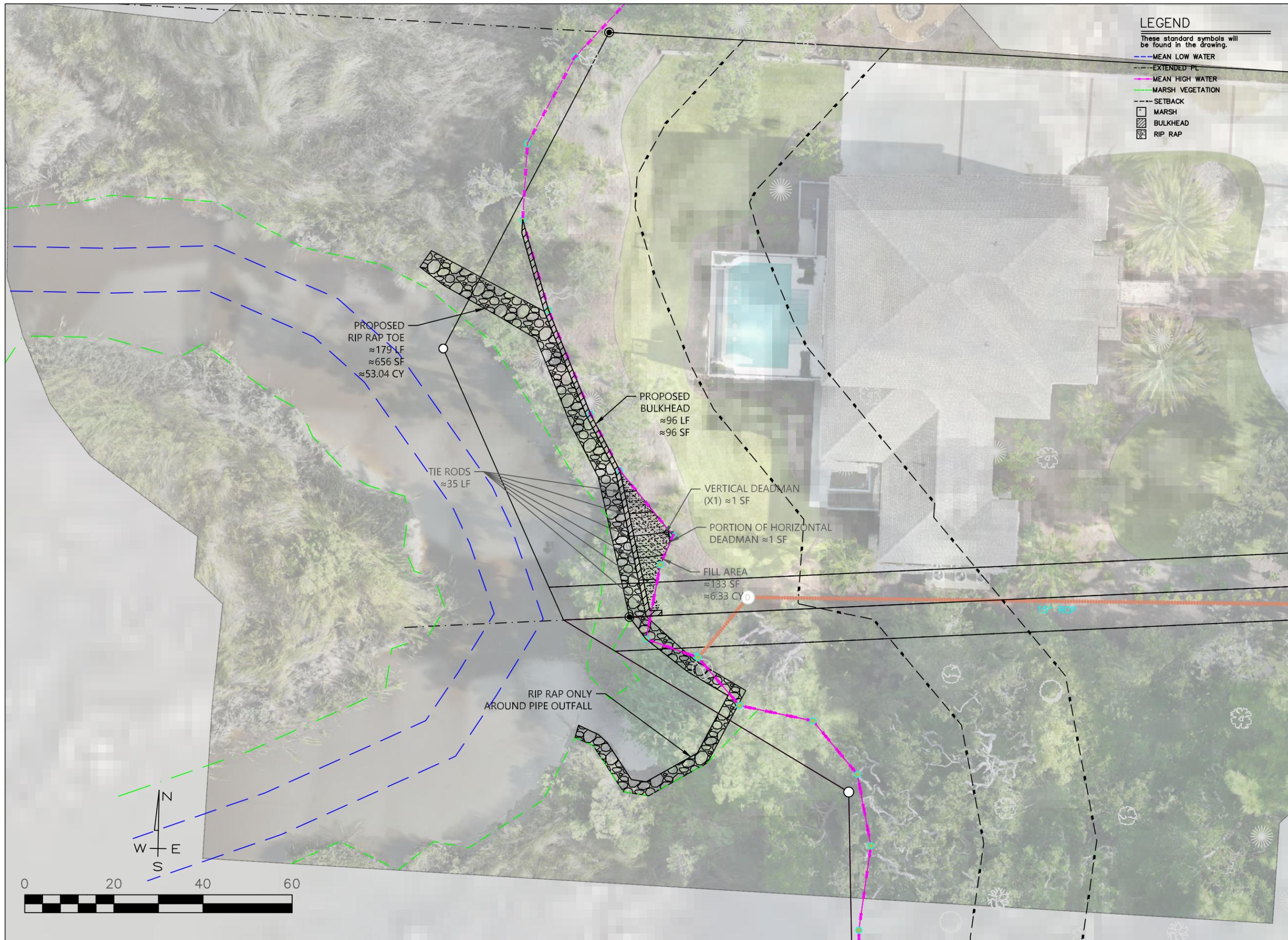
PREPARED FOR:
JAMES & KAREN HOLBROOK & JAY JENKINS

DATE: 5/16/2025
SCALE: NTS

3

SHEET:

MP



NOT RELEASED FOR CONSTRUCTION

NOTES

1. MARSHLAND IMPACTS

PERMANENT IMPACTS

BULKHEAD: ≈ 96 LF (≈ 96 SF)
 RIP RAP: ≈ 179 LF (≈ 646 SF) (≈ 53.04 CY)
 BACKFILL: ≈ 133 SF (≈ 6.33 CY)
 TIE BACKS: 35 LF
 DEADMEN: 2 SF
TOTAL PERMANENT IMPACTS IN JURISDICTION = 929 SF
TOTAL FILL (RIP RAP + BACKFILL) = 59.37 CY (0.33 CY/LF)

MARSHLAND COMPONENT

LABARBA ENVIRONMENTAL SERVICES
 BRUNSWICK, GA

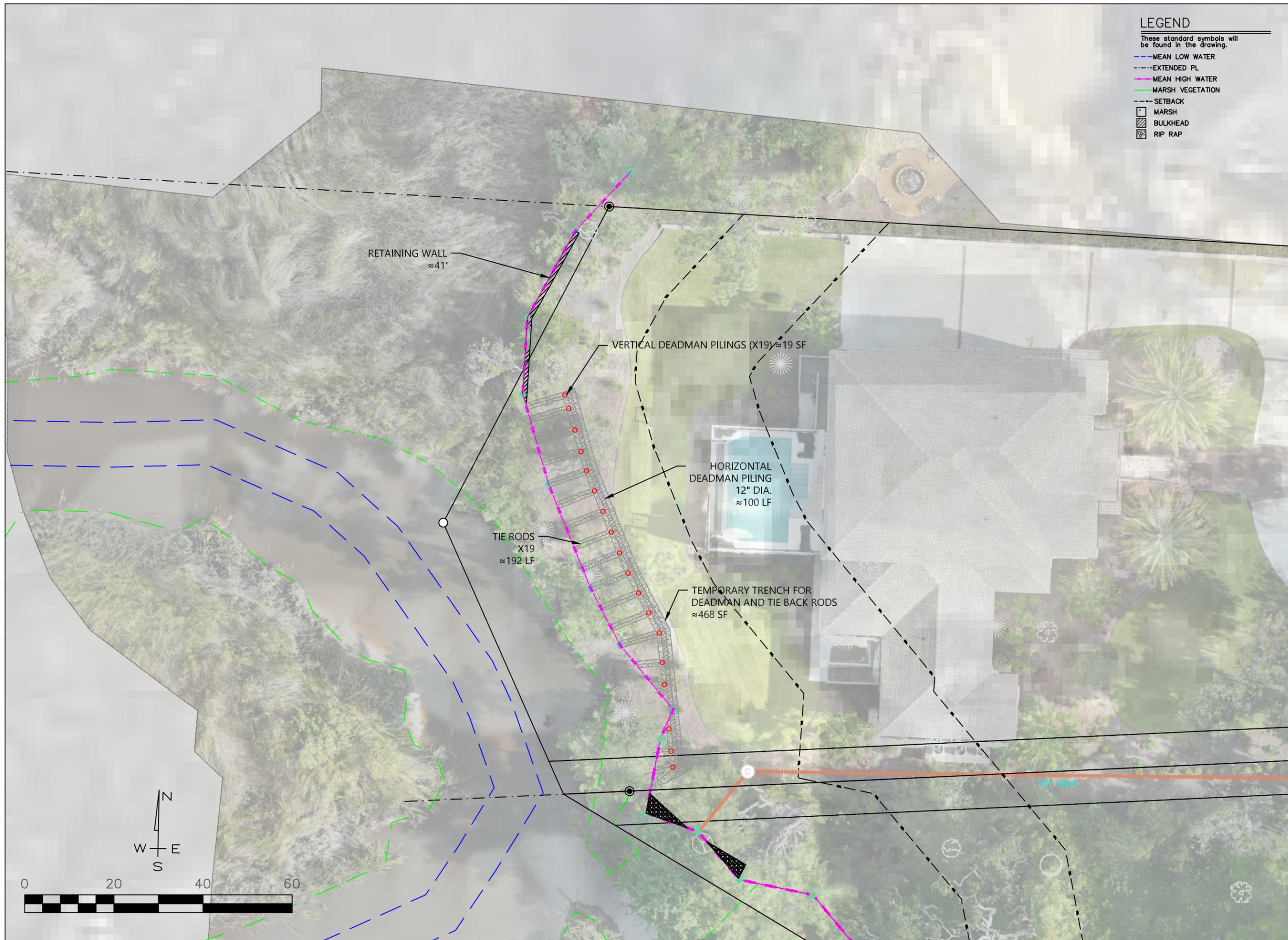
PREPARED FOR:
 JAMES & KAREN HOLBROOK & JAY JENKINS

DATE: 5/16/2025
 SCALE: NTS

4

SHEET:

MP



LEGEND
 These standard symbols will be found in the drawing.

- MEAN LOW WATER
- EXTENDED PL
- MEAN HIGH WATER
- MARSH VEGETATION
- SETBACK
- ☐ MARSH
- ▨ BULKHEAD
- ▩ RIP RAP

NOT RELEASED FOR CONSTRUCTION

NOTES

1. UPLAND IMPACTS

PERMANENT IMPACTS
 TIE BACKS: 192 LF
 DEADMEN: 119 SF
 RIP RAP: 8 LF (10 SF)
TOTAL PERMANENT IMPACTS = 129 SF

TEMPORARY IMPACTS
 TIE BACK TRENCHES: 468 SF

UPLAND COMPONENT

**LABARBA ENVIRONMENTAL SERVICES
 BRUNSWICK, GA**

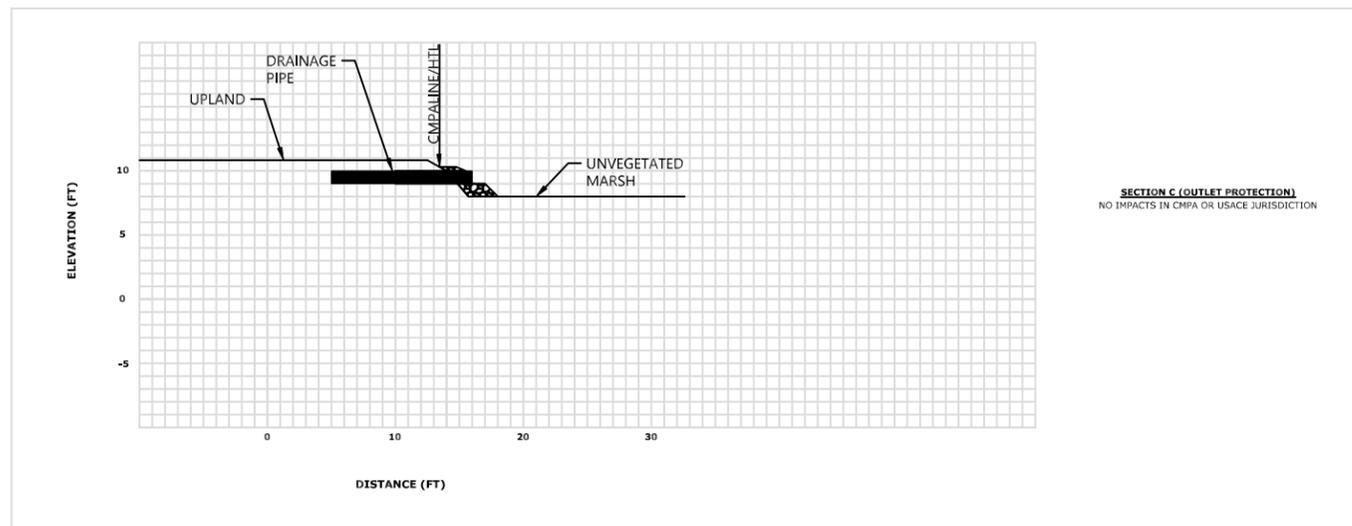
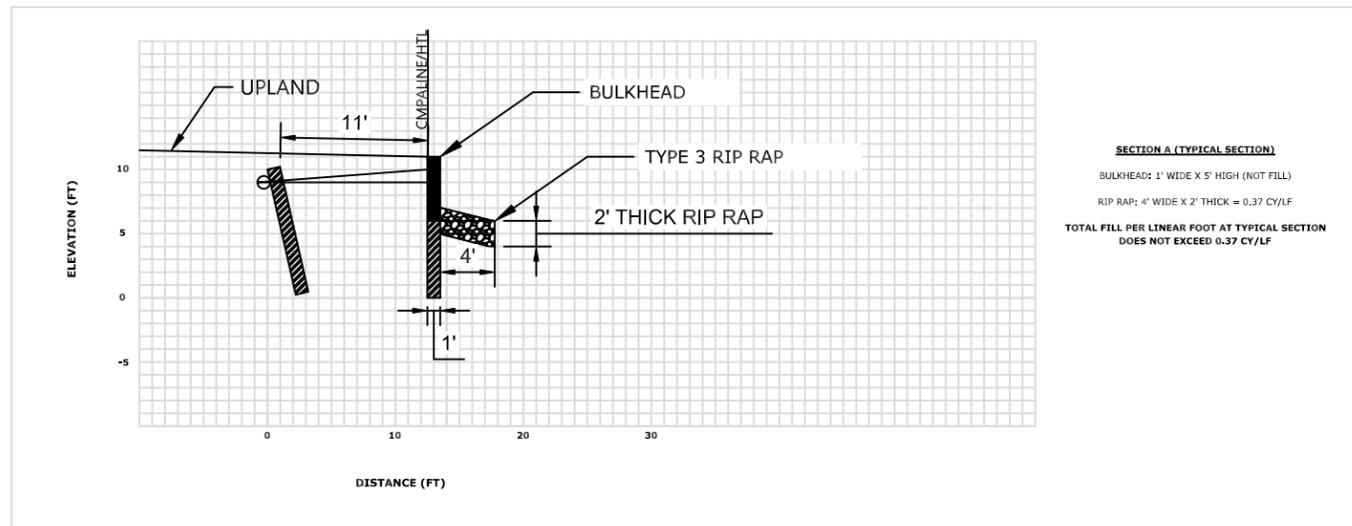
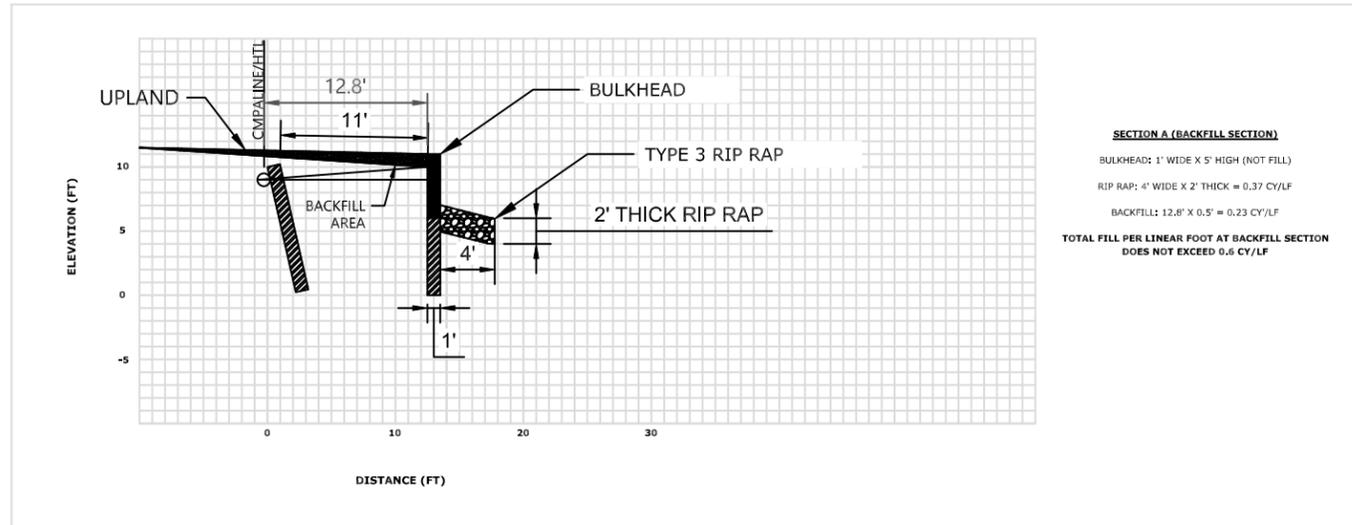
PREPARED FOR:
 JAMES & KAREN HOLBROOK & JAY JENKINS

DATE: 5/16/2025
 SCALE: NTS

5
 SHEET:

MP

NOTES



SECTIONS

LABARBA ENVIRONMENTAL SERVICES
BRUNSWICK, GA

PREPARED FOR:
JAMES & KAREN HOLBROOK & JAY JENKINS

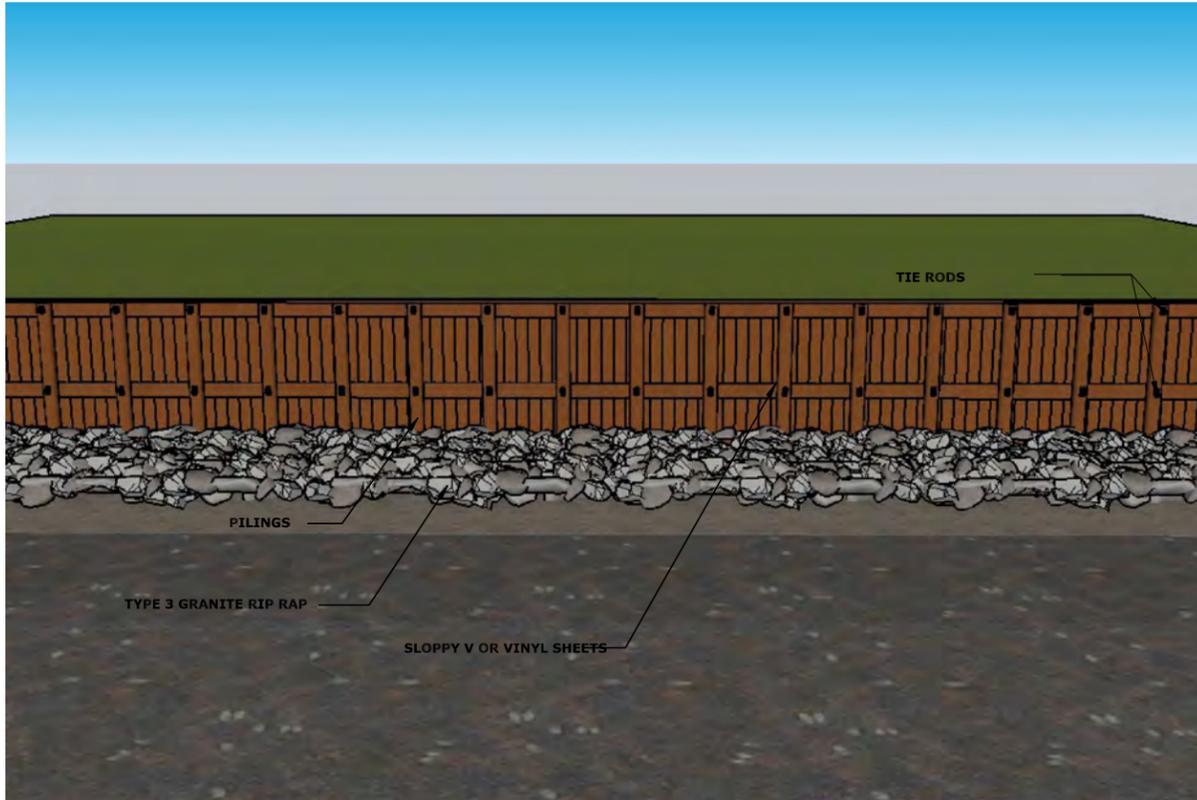
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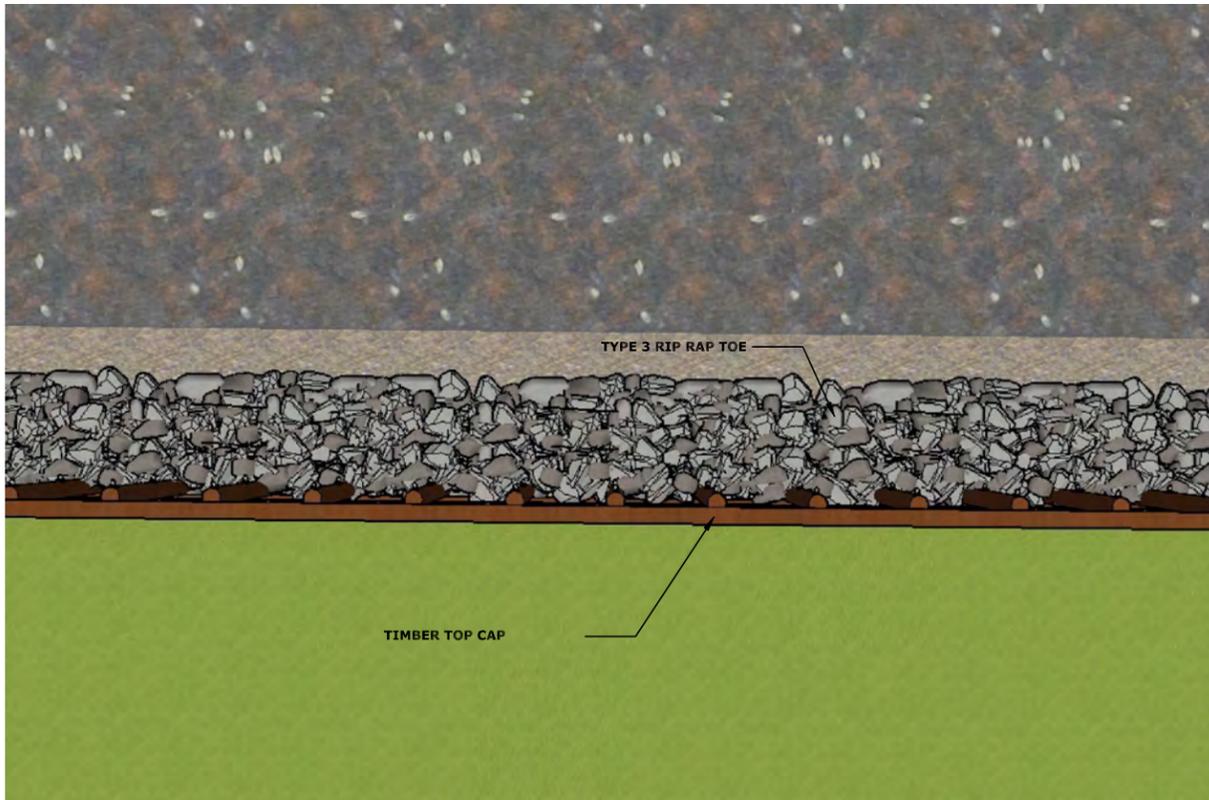
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SHEET:

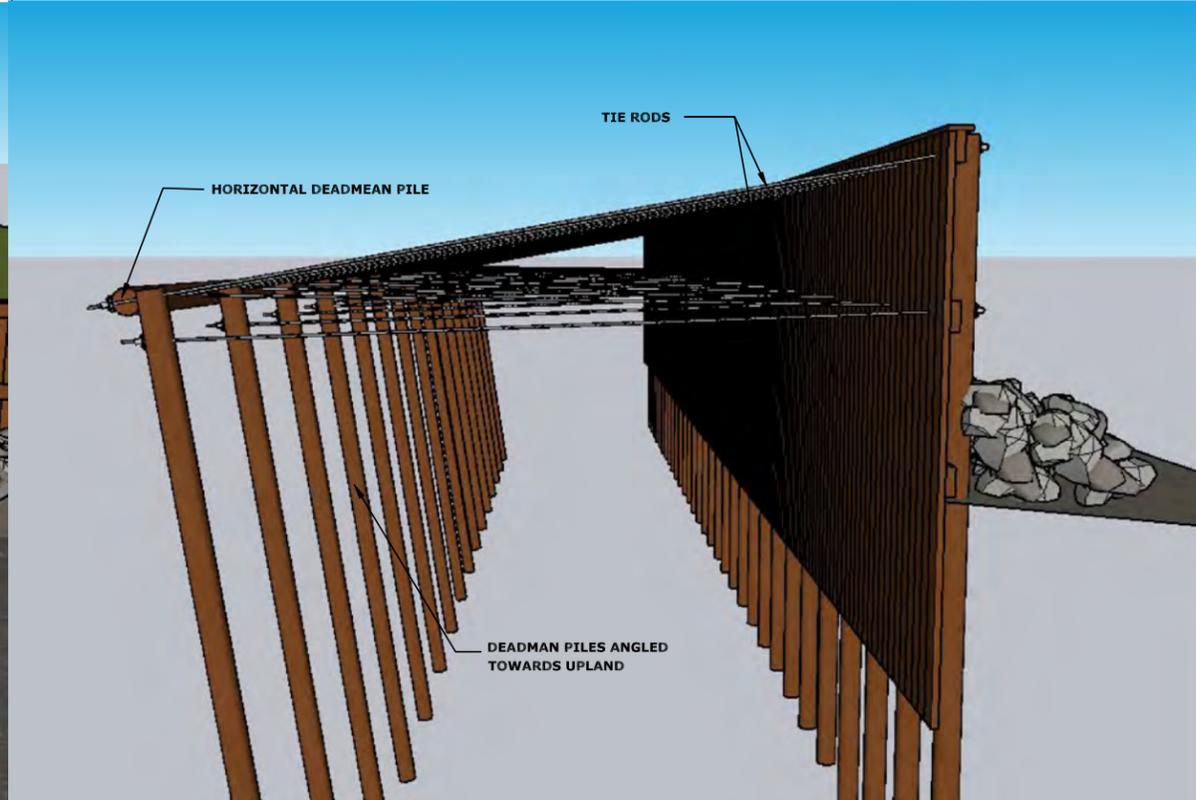
FRONT VIEW



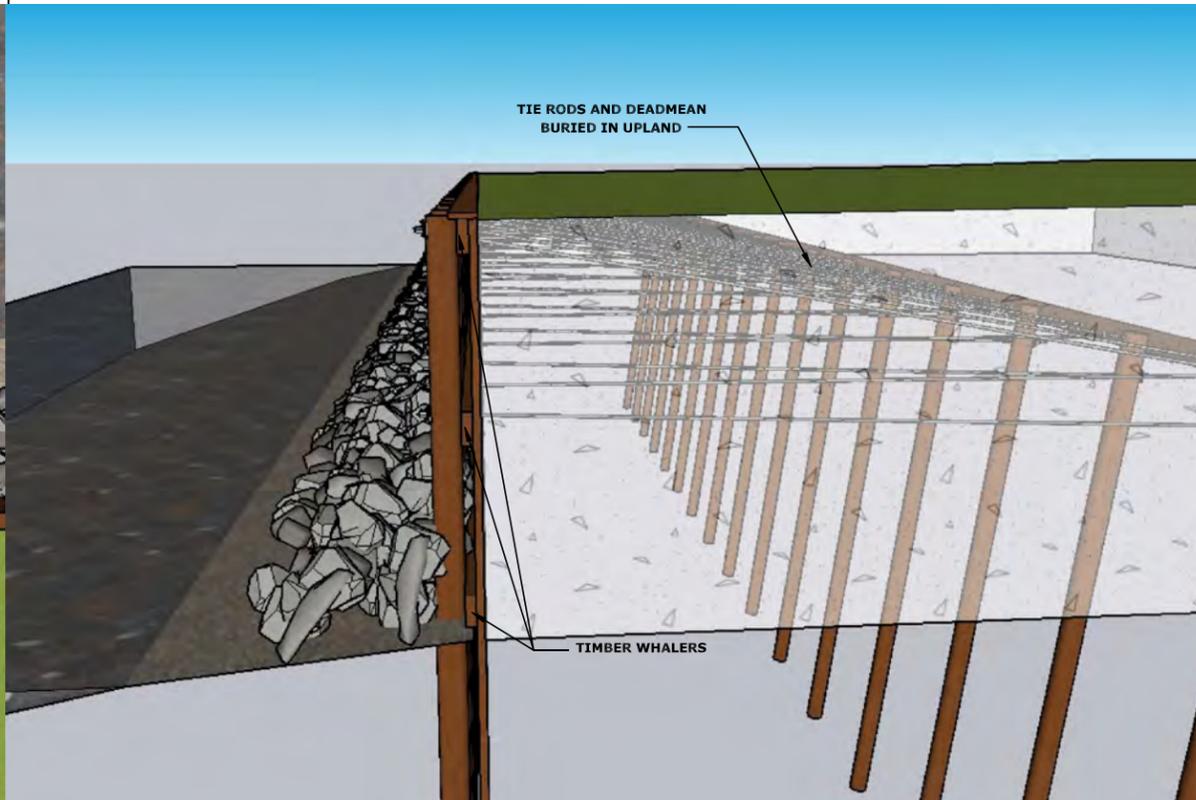
TOP DOWN VIEW



SIDE VIEW (NO UPLAND SHOWN)



SIDE VIEW (UPLAND SHOWN)



NOT RELEASED FOR CONSTRUCTION

NOTES

TYPICAL BULKHEAD

LABARBA ENVIRONMENTAL SERVICES
BRUNSWICK, GA

PREPARED FOR:
JAMES & KAREN HOLBROOK & JAY JENKINS

DATE: 5/16/2025

SCALE: NTS

7

SHEET:

MP



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

May 16, 2025

Jay Jenkins
919 Champney
St. Simons Island, GA 31522

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 919 Champney, Lot 919 Phase 3, Hampton Plantation Subdivision, St. Simons Island, Wilson Creek, Glynn County, Georgia

Dear Mr. Jenkins:

Our office has received the survey and plat, dated December 21, 2021, and last revised April 1, 2025, prepared by Jackson Surveying, Inc., No. 3395 entitled "*Map to Show Boundary & Topographical Survey of Lot 919, Phase III, Hampton Plantation, St. Simons Island, 25th G.M.D., Glynn County, Georgia (According to Plat Recorded in P.D. 21, PG. 232 of the Public Records of Said County)*" prepared for Jay Jenkins. Based on my site inspection, March 20, 2025, this plat and survey generally depict the delineation of the coastal marshlands boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on March 20, 2026 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

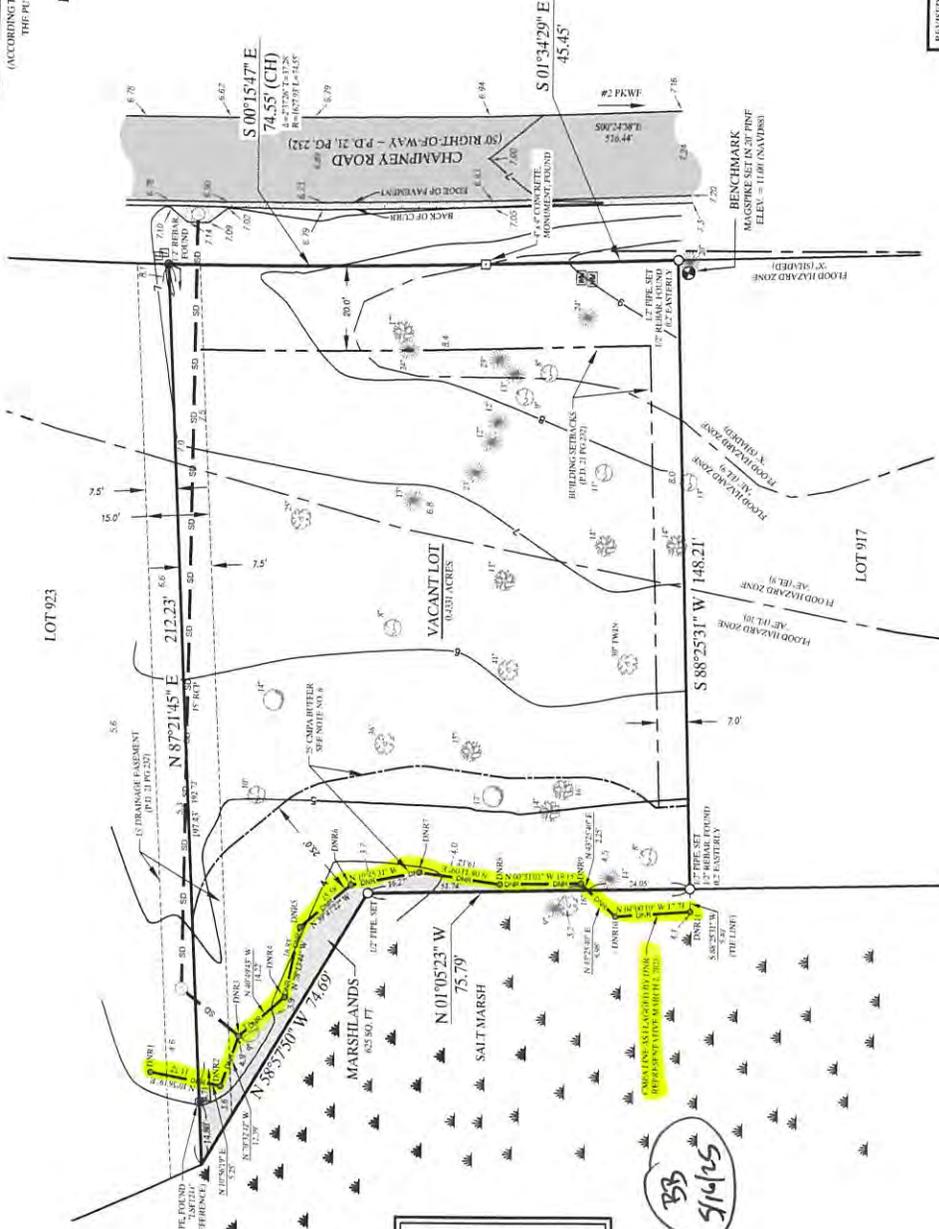
Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Map to Show Boundary & Topographical Survey of Lot 919, Phase III, Hampton Plantation, St. Simons Island, 25th G.M.D., Glynn County, Georgia (According to Plat Recorded in P.D. 21, PG. 232 of the Public Records of Said County)*

File: JDS20250071

MAP TO SHOW BOUNDARY & TOPOGRAPHICAL SURVEY OF
LOT 919, PHASE III, HAMPTON PLANTATION,
ST. SIMONS ISLAND,
25th G.M.D., GLYNN COUNTY, GEORGIA
 (ACCORDING TO PLAT RECORDED IN P.D. 21, PG. 33 OF
 THE PUBLIC RECORDS OF SAID COUNTY)

FOR: JAY JENKINS



LEGEND:

12"	PINE & SIZE	□	TELEPHONE PEDESTAL
12"	BAY & SIZE	⊗	WATER METER
12"	DM & SIZE	△	EXISTING SPOT ELEVATIONS AT LEGAL POINT
12"	DM & SIZE	▽	EXISTING SPOT ELEVATIONS AT ARBOUR TOP
12"	WATER DM & SIZE	○	EXISTING CONTOURS
12"	1/4" DM & SIZE	⊕	CURB INLET ACCESS / STORM MANHOLE
12"	CEDAR & SIZE		

BB
5/16/25

NOTES:

1. THE BOUNDARIES HEREON REFER TO THE BEARING OF S01°25'29" E FOR A PORTION OF THE WESTERLY BRIGHTON WAY LINE OF HAMPTON PLANTATION AS ACCORDING TO PLAT RECORDED IN P.D. 21, PG. 32, PUBLIC RECORDS OF SAID COUNTY.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
3. ACCORDING TO THE PLAT REFERENCED IN NOTE NO. 1, THE SUBJECT PROPERTY IS ZONED P-100. THE FOLLOWING BUILDING SETBACK REQUIREMENTS APPLY: FRONT: 20 FEET; REAR: 7 FEET.
4. THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "AF" (EL. 8.8, 8.0) & "V" (SHADED) AS PER F.L.R. MAPS FOR GLYNN COUNTY, GEORGIA DATED JANUARY 5, 2018 MAP NO. 13200484, COMMUNITY NO. 13092, PANEL NO. 146, SHEET NO. 8. REFERENCE BENCHMARK: G.P.S. STATION RTN-NETWORK (NAVDSN)
5. THE GEORGIA EROSION & SEDIMENTATION ACT (66-199) AS AMENDED (O.C.G.A. 105-11) PROVIDES FOR THE PROTECTION OF STATE WATERS, A BARRIER PROHIBITING LAND DISTURBING ACTIVITIES WITHIN 25 FEET OF SPECIFIED STATE WATERS MAY BE REQUIRED.
6. THE PLAT REFERENCED IN NOTE NO. 1 RESERVES A 10' UTILITY EASEMENT ADJACENT TO THE ROAD RIGHT-OF-WAY AND A 15' DEVELOPMENT SETBACK FROM EDGE OF MARSH.

CLOSURE STATEMENT:

PROPERTY CORNERS SHOWN HEREON HAVE A POSITIVE POSITIONING OF 0.01 FEET. THIS SHAPOR PLAT HAS BEEN CALCULATED FOR ACCURACY TO THE ACCURATE WITHIN ONE FOOT IN 1000 FEET. FOR MORE INFO FOR FIELD MEASUREMENTS, CONSULT THE SURVEYOR'S OFFICE.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION ON THIS PLAT IS BASED ON THE RECORDING INFORMATION WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR STANDS BY THIS PLAT, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-60-60.

DAVID E. DOWDY
 PROFESSIONAL SURVEYOR No. 1395

JACKSON SURVEYING, INC.
 Surveyors and Land Planners
 217 ROSEBURY
 BRUNSWICK, GEORGIA 31520
 email: info@jacksonsurveying.com
 O.C. #: 912-365-1836
 DWM BY: M.E.S.
 DATE OF PLAT: DECEMBER 21, 2021
 DATE OF FIELD SURVEY: DECEMBER 10, 2021

REVISED:
 APRIL 01, 2025 - ADDRESS CORP LINE

GRAPHIC SCALE: 1" = 20'



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

May 16, 2025

James Holbrook
921 Champney
St. Simons Island, GA 31522

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 921 Champney, Lot 921 Phase 3, Hampton Plantation Subdivision, St. Simons Island, Wilson Creek, Glynn County, Georgia

Dear Mr. Holbrook:

Our office has received the survey and plat, dated March 16, 2021, and last revised June 7, 2022, prepared by Jackson Surveying, Inc., No. 3395 entitled "*Map to Show Boundary & Topographical Survey of Lot 921, Phase III, Hampton Plantation, St. Simons Island, 25th G.M.D., Glynn County, Georgia (According to Deed Recorded in D.B. 809, PG. 626 of the Public Records of Said County)*" prepared for Jim Halbrook. Based on my site inspection, October 17, 2024, this plat and survey generally depict the delineation of the coastal marshlands boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on October 17, 2025 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Map to Show Boundary & Topographical Survey of Lot 921, Phase III, Hampton Plantation, St. Simons Island, 25th G.M.D., Glynn County, Georgia (According to Deed Recorded in D.B. 809, PG. 626 of the Public Records of Said County)*

File: JDS2024109

